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DADE COUNTY COMMISSION  
REGULAR MEETING  
SEPTEMBER 4, 2008

1 MR. BRANDON: I'll call the meeting to  
2 order, please. Before we start, we want to ask the  
3 Lord to watch over us and I'll ask Brother Robert  
4 Goff, if he would, come up and lead the invocation  
5 and the Pledge of Allegiance.

6 (Thereupon, the invocation and  
7 Pledge of Allegiance were given.)

8 MR. BRANDON: This is the regularly  
9 scheduled meeting of the Dade County Commission  
10 which takes place on the first Thursday of every  
11 month. Proper notice of the meeting was given to  
12 the legal organ of Dade County and has been posted  
13 in the hallway of the Administration Building. I'll  
14 call the roll and have it recorded by our stand-in  
15 clerk. Mr. Lowery?

16 MR. LOWERY: Here.

17 MR. BRANDON: Ms. Moore?

18 MS. MOORE: Here.

19 MR. BRANDON: Mr. Pittman?

20 MR. PITTMAN: Here.

21 MR. BRANDON: Mr. Young?

22 MR. YOUNG: Here.

23 MR. BRANDON: And the chair is present.  
24 We have a forum and, therefore, a legal meeting.  
25 Reading of the August 2008 regular meeting will not

1 be required since all Commissioners have been  
2 furnished copies in advance. The minutes are public  
3 record and available for review in the county  
4 manager's office. The minutes are included in the  
5 consent agenda which has to be voted on and approved  
6 and at this time I will ask Ms. Smith to read the  
7 items on the consent agenda, please.

8 MS. SMITH: Okay. Approval of the  
9 previous minutes, approval of the new employees  
10 provided by our HR director, approval of invoices to  
11 be paid, approval to abandon Craig Road as a county  
12 road, reducing speed limits in Head River, the  
13 contract with DOT and approval of reimbursement  
14 check to the New Home Fire Department.

15 MR. BRANDON: Thank you. Is there a  
16 motion that we approve the consent agenda as read?

17 MR. ROGERS: Mr. Chairman, just one  
18 point of clarification on the Craig Road. I think  
19 the vote is to initiate the process to begin  
20 abandoning that portion of Craig Road adjacent to --  
21 adjacent to Ms. Phillips' property.

22 MR. BRANDON: Because it's no longer  
23 public use.

24 MR. ROGERS: That's right.

25 MR. BRANDON: Not the entire road.

1 You're correct. Okay. Do I have a motion that we  
2 approve the consent agenda?

3 MR. LOWERY: I make a motion we approve  
4 the consent agenda.

5 MR. BRANDON: Is there a second?

6 MR. PITTMAN: Second.

7 MR. BRANDON: I'll call the roll.

8 Mr. Lowery?

9 MR. LOWERY: Yes.

10 MR. BRANDON: Mr. Pittman?

11 MR. PITTMAN: Yes.

12 MR. BRANDON: Ms. Moore?

13 MS. MOORE: Yes.

14 MR. BRANDON: Mr. Young?

15 MR. YOUNG: Yes.

16 MR. BRANDON: And the chair votes yes.

17 Moving along, before we go into the district  
18 commissioner reports if anyone has anything you want  
19 to bring up that happened in your district.

20 MR. LOWERY: Not necessarily in my  
21 district. I know the Department of Corrections has  
22 contacted us right after the last meeting and we are  
23 on the list now to get inmate labor to help build  
24 the new courthouse and hopefully here soon we're  
25 going to have a meeting with them and help work out

1 some of the details.

2 MR. BRANDON: Good. Thank you very  
3 much. I have no executive update. The only thing  
4 that would come close to being noteworthy is this  
5 morning Ms. Tinker and Ms. Priest and I were at  
6 Northwest Tech talking about the preparation for the  
7 new Volkswagen plant coming in, how we need to be  
8 qualified to be work ready in the county. We need  
9 to move forward on that and we need to step up to  
10 the plate on that. We are one of the few counties  
11 in north Georgia that's not already and we need to  
12 really get moving on that because there are some  
13 state funds that come along with that and I'm sure  
14 that Ms. Tinker -- I think you've probably already  
15 been doing something on that, have you not?

16 MS. TINKER: Yes. Allen was going to  
17 speak to y'all, but we got everyone signed off on  
18 that a few months ago. I need the Commission to  
19 sign off on it and do you want to take it from  
20 there?

21 MR. WARD: Do you want me to speak now,  
22 Ben, or wait?

23 MR. BRANDON: Can you wait until the --

24 MR. WARD: That's fine.

25 MR. BRANDON: I'll put you up as an

1 appearance here in a minute. But this is a good  
2 thing. It doesn't cost us a thing to do it. It's  
3 sort of raising the bar, if you will, for businesses  
4 coming in here so they can have qualified, trained  
5 employees when they open their doors for business  
6 and I will have Allen come up and talk about that in  
7 just a minute.

8 Moving on into appearances, I saw the  
9 mayor in his funny tie. I mean, not that it's an  
10 ugly tie. It's a different tie. I know he's here.

11 MR. HARRIS: This is one of my favorite  
12 ties.

13 MR. BRANDON: I can see how you would  
14 like it.

15 MR. HARRIS: You only live once. Enjoy  
16 it, people. The only thing I've got to speak of  
17 tonight, financially we're in good shape. Last  
18 month we did pay out more than we took in, but  
19 months have a roller coaster effect when it comes to  
20 revenues. Good group here. Monday night, City  
21 Commission meeting. Anybody and everybody is  
22 welcome to come.

23 One thing I did want to talk about, one  
24 thing a lot of people have heard me talk about  
25 doing, putting together an advisory board at the

1 City and I've asked all the Commissioners and  
2 myself, we're going to appoint somebody to serve on  
3 this board and I'm going to go ahead and read the  
4 names of -- I've got all but -- I've still got  
5 possibly one more. Now, this is going to consist of  
6 myself, the four commissioners, all the department  
7 heads, such as Roger, Preston, Ronnie, Bobby and  
8 Jerry Kyzer, but I've asked all of them to give me  
9 either -- they didn't necessarily have to live in  
10 the city as long as they ran a business in the city  
11 or was a business owner in the city, but the names  
12 I've got, I'm going to go ahead and read them.  
13 George Nelson, y'all are familiar with him. Larry  
14 Case, Joe Gaddis, Brother Eddie Cantrell and Evan  
15 Stone is the names I've got right now that's going  
16 to serve on this board. I'm kind of excited about  
17 that.

18 We're going to start meeting once a  
19 month for now. We'll start next month between our  
20 two meetings. I mean, if you see one of these  
21 people and you're a resident of the city or want to  
22 see what might happen down here, throw something out  
23 to them because it's basically a pow-wow session to  
24 sit down and get an agenda of where we want the city  
25 to go in one, three, five and ten years, you know,

1 agenda to where you can kind of know what's going.  
2 So if you see one of these people or myself, throw  
3 it out there. We'll throw it out in a pow-wow  
4 session that's just going to be basically coffee and  
5 donuts and talk and going to be no business  
6 conducted at it, but it's basically just sit down  
7 and see where we want to go and what we want to do.  
8 That's all I have for tonight.

9 MR. BRANDON: Okay. Thank you.

10 MR. HARRIS: Y'all can go out and buy a  
11 tie just like this if you know the right place.

12 MR. BRANDON: Can we just rent that  
13 from you? Next up we want -- next up I've asked  
14 Allen Ward if he would come up and talk about the  
15 Work Ready Program.

16 MR. WARD: As president of the Chamber  
17 this year, the Chamber is -- our resources are very  
18 stretched at this point and I guess basically what  
19 I'm doing here tonight is asking for your help. We  
20 need volunteers to make Georgia Work Ready Program  
21 come true. There are several counties who are  
22 already members of Georgia Work Ready Program and  
23 it's a program through Northwest Technical Community  
24 College. Ben and Debbie Tinker, our director of the  
25 Chamber, attended a meeting today with -- that



1 focused on Georgia Work Ready and Peter Cervelli and  
2 myself, we couldn't be at both meetings, but Peter  
3 and myself attended a meeting with the consulate  
4 general of Germany. They are very enthused about  
5 the Georgia Work Ready Program and basically what it  
6 does is classify your workers by their knowledge.  
7 And, Ben, if you can add more, jump right in. But  
8 it gives them a package when they come to your town  
9 that tells them how many people you have that can do  
10 different types of jobs.

11 Georgia Work Ready is a program that  
12 the Dade County Chamber of Commerce desperately  
13 wants to do. I can only have so many people doing  
14 so many things and right now to be efficient in what  
15 we're doing -- we are entrepreneur friendly. I  
16 guess you guys read it in the newspaper, which was a  
17 huge milestone for Dade County. Georgia Work Ready  
18 is going to take a lot more resources, a lot more  
19 volunteer time. We've got Gill Manufacturing who's  
20 going to participate. Patty Priest, our school  
21 superintendent has pledged their participation. Now  
22 the Commission is going to sign off on the deal. We  
23 need to make this thing come true.

24 From speaking with Mr. Lutz Gorgens  
25 today, the consulate general of Germany, those who

1 are ready will profit. Those who are not, will not.  
2 We have to be ready and we have to be ready soon,  
3 folks, because this -- we are awarded an opportunity  
4 of at least a generation with Volkswagen coming to  
5 Chattanooga. All the tier one, two and three  
6 companies that are going to come with Volkswagen are  
7 looking now. They want us to be ready now. That's  
8 why we have to have our property in place now. We  
9 have to put roads in place now and we will profit  
10 from those people coming here.

11 This is something that -- and I know  
12 you guys have heard me preach this before. This is  
13 something we can educate our kids in Dade County  
14 for, bring them back home and let them go to work  
15 here. So if -- what we want to do tonight is put  
16 together -- ask you to start thinking about being a  
17 member or taking on Work Ready with the Chamber of  
18 Commerce and giving us some help. We need people to  
19 help. That's what we're asking for tonight.

20 MR. BRANDON: As an example, for  
21 instance, Allen mentioned Gill Manufacturing is one  
22 of the largest automobile parts manufacturers in the  
23 11 county district that these folks cover. There's  
24 six junior colleges, six technical colleges in this  
25 area and all the training is handled through them.

1 For instance, what they will do, they will come to  
2 Gill Manufacturing and they will look at a job and  
3 they will completely diagram what are the  
4 requirements for that job, what kind of math skills  
5 you have to have, what kind of reading skills. What  
6 was the other one, Debbie?

7 MS. TINKER: Work habits, work habits,  
8 testing.

9 MR. BRANDON: There's a separate test  
10 for work habits and what they would do is they would  
11 take that job and figure out what are the  
12 requirements on the scale they have and then they  
13 would go out and test people who want to work in  
14 those jobs and they will match those people, match  
15 what they make on the test against the requirements  
16 of that job and they would say, well, you can do  
17 this except you need a little stronger math skills  
18 and you need to improve in this other area. And at  
19 that point, improving their education is free. They  
20 can go back to school for free at Northwest Tech and  
21 get the skills it's going to take for them to get  
22 that job. And so it benefits the employer. It  
23 benefits the employee and if it benefits the  
24 employer and employee, it benefits Dade County. So  
25 it's a good program and it's something that doesn't

1 cost us a thing except for the effort to get the  
2 thing done to say we're work ready so that our  
3 little part of the map up there isn't whited out  
4 like it was this morning, which I was -- it was very  
5 obvious.

6 I believe if you want, if you go look  
7 at -- if you watch Channel 3 News tonight at 11:00,  
8 you'll probably see something on this because they  
9 had cameras in there this morning in this session  
10 that we had. But it's a good program and if you can  
11 volunteer, get with Allen and Debbie and get this  
12 thing done because the sooner we get this thing  
13 done, the sooner we can be participating and take  
14 part of this and get people over here trained for  
15 some of these jobs that are going to be coming in.

16 MR. WARD: I think that covers it all.  
17 I see a lot of grim faces. It's time to get  
18 excited, folks. The meeting today, the first thing  
19 Mr. Gorgens spoke about was education of your work  
20 force. The second thing was if you have a supplier  
21 or a business in your county that does business with  
22 Volkswagen or whoever they're marketing, it's a very  
23 strong card to get another one. We have one here in  
24 Dade County that's doing business with Volkswagen  
25 right now and that's Gill Manufacturing and

1 Mr. Gorgens was very interested in that card. Thank  
2 you.

3 MR. BRANDON: Thank you, Allen. Next  
4 up we'll move into fiscal matters and I will --  
5 since the clerk had to be out of town tonight, I  
6 will go through and read the financial report. In  
7 the drug education fund we have \$49,450; federal  
8 asset fund is \$2,357; special sheriff's fund,  
9 \$37,212; jail fund, \$26,071; juvenile services fund,  
10 13,370; victim assistance is 2,839; payroll account  
11 is 111,564; general fund is \$27,277 and the total in  
12 the general fund balance is \$27,277.

13 Now, in the S.P.L.O.S.T funds in  
14 principal and interest account we have \$1,865,463.  
15 Principal and interest CDs we have \$250,000 and  
16 principal and interest debt service account,  
17 \$22,829. We have a capital bond fund account of  
18 \$738,279, capital bond CDs for \$100,000 for a total  
19 of \$838,279. We have no -- we usually read what the  
20 fire departments have left out of the current  
21 S.P.L.O.S.T. There is no -- there is nothing left  
22 in there because the departments have spent all of  
23 their money from the last S.P.L.O.S.T. Of the  
24 credit line that we talked about in the last  
25 meeting, we are using \$100,000 of that.

1           Moving on over to the budget variance  
2     report which we started a few years ago which tells  
3     what you've received versus what you've spent.  
4     Year-to-date we should be at 66.67 percent through  
5     August. We have through August on revenues, we have  
6     attained 60.44, so we're a little bit short of  
7     revenue goal, but the good news is we're short on  
8     expenses, too, which is a good thing. We're at  
9     60.98 percent.

10           All of the departments seem to be  
11     within striking distance of being within budget  
12     except there's a couple here that are over a little  
13     bit, but all in all, we are within budget county  
14     wide and there are a couple of departments that are  
15     close to being within budget as well. They're only  
16     slightly over.

17           One thing that I wanted to point out  
18     that we mentioned in the work session is last month  
19     you heard Don say we collected way more S.P.L.O.S.T  
20     revenue than we thought we were going to get.  
21     There's no way to predict this. If you could  
22     predict this, you could probably go and buy a  
23     winning lottery ticket because there's no rhyme or  
24     reason to the way this goes. Last month we got, I  
25     believe, \$286,000. This month -- well, actually, in



1 August we got \$121,000. There's no way to tell why  
2 that is. I've not asked anybody that can tell me  
3 why it fluctuates so wildly because it was nearly  
4 twice that much for the previous month. And, again,  
5 these are 60 days behind so this money right here  
6 was from the month of May since they take their time  
7 on getting money to us. So we're dealing with a  
8 very unpredictable revenue source on local option  
9 sales tax and S.P.L.O.S.T and everybody needs to be  
10 aware of that.

11 The other thing that I'll point out  
12 that comes up from the -- off of the budget variance  
13 report -- and anybody that wants one of these, come  
14 in here and tell them to print you out one because  
15 any of this stuff is public information. Just come  
16 in and tell them you want a budget variance summary  
17 report or by department if you want.

18 The other thing I want to point out is  
19 that year-to-date through August, we're already at  
20 104 percent of what we budgeted for fuel for the  
21 county, 104 percent. We thought we left ourselves  
22 plenty of room, but we're at 104 percent already,  
23 which means we're over budget already for the year  
24 on fuel. So we're going to be over that unless we  
25 can figure out a way to put some back or sell some,

1 we're going to be over big time for fuel probably by  
2 50 percent the way we're going. But the good news  
3 is I noticed that the crude oil prices dropped back  
4 nearly to \$100 a barrel and diesel fuel I noticed  
5 today is below \$4 again, which is good news for  
6 those of us with diesel trucks. I don't pay as much  
7 attention to gas as my wife does since she drives  
8 the car with the gas engine. But these numbers will  
9 come down some and we don't pay the pump price,  
10 retail pump price for gas and diesel, but it's still  
11 a whole lot more than we anticipated or budgeted  
12 for. So just be aware of that when you see our  
13 numbers up at the end of the year because we  
14 absolutely don't have any control over it.

15 Moving along, I will ask the county  
16 attorney if we have any outstanding legal matters.  
17 Can we get an update on the never-ending lawsuit by  
18 Mr. Blevins against the county?

19 MR. ROGERS: No. There's no new legal  
20 matters. No news on that.

21 MR. BRANDON: Really, nothing? They  
22 haven't asked to take that before a judge to rule on  
23 the legality of that?

24 MR. ROGERS: They have not.

25 MR. BRANDON: Any idea when they'll do



1 that?

2 MR. ROGERS: It could be at any time,  
3 but -- or the Court could do it on their own, but so  
4 far I haven't heard anything.

5 MR. BRANDON: Okay. Any unfinished  
6 business? I don't know of any.

7 Under new business, we added one item  
8 to new business and the only things we usually add  
9 to new business are things that we don't have a  
10 unanimous agreement on in the work session. The one  
11 thing we put under new business is the request from  
12 the Industrial Development Authority that  
13 Mr. Cervelli made for an additional \$1 million over  
14 five years to help them purchase more land down  
15 there adjacent to the Industrial Park that we  
16 already have over on this side.

17 MR. CERVELLI: Don't say where it is.

18 MR. BRANDON: That's the worst kept  
19 secret in the world. Okay. We don't know where it  
20 is, but we need more money to buy it. But anyway,  
21 is there anybody in Dade County that doesn't know  
22 where it is?

23 MR. CERVELLI: Probably not.

24 MR. BRANDON: Okay. But anyway,  
25 they're asking in addition to the money that we're

1 going to bond for them out of the S.P.L.O.S.T  
2 revenues, tax anticipation notes of -- excuse me,  
3 the bonding for that money for the Industrial  
4 Development Authority, they're going to sell the  
5 property over across the creek, which we've never  
6 done anything with, but the Industrial Development  
7 Authority thinks we need another million dollars to  
8 have extra money to purchase property and make  
9 capital improvements over there. Peter and I have  
10 talked about this on several occasions. Peter is a  
11 friend of mine. We're both old AT&T guys and he has  
12 asked for a million dollars. So at this point --  
13 over five years. So at this point I would ask if  
14 there's a motion that we give another million  
15 dollars over five years to the Industrial  
16 Development Authority for the purchase of property.

17 MR. LOWERY: I have one question before  
18 we do that.

19 MR. BRANDON: We'll get to that in the  
20 discussion. Is there a motion?

21 MR. LOWERY: Okay. I make that motion.

22 MR. BRANDON: I have a motion. Is  
23 there a second?

24 MS. MOORE: I'll second that motion.

25 MR. BRANDON: I have a motion and a

1 second. Is there any discussion?

2 MR. LOWERY: I would like to ask Robin  
3 to look at section one of this agreement. It says  
4 that the first \$200,00 payment will be made  
5 December 31st, 2009. If we bonded money, we can't  
6 make that first payment on that date, can we?

7 MR. ROGERS: December 31, 2009? Well,  
8 we took that into account and we calculated when the  
9 first payment could be made.

10 MR. LOWERY: So you have to make that  
11 bond payment first, right, before --

12 MR. ROGERS: You do have to make the  
13 bond payment first before you do anything else,  
14 right. And the first bond payment -- I had this  
15 discussion with Don when we were trying to put this  
16 together. It is my recollection the first bond  
17 payment is in October and then I think you have one  
18 in March. Does that sound right, Peter; do you  
19 recall?

20 MR. CERVELLI: I think that's right.

21 MR. LOWERY: The first bond payment is  
22 not very much, is it? The next one is over a  
23 million dollars.

24 MR. ROGERS: I think that's correct.

25 MR. LOWERY: Okay. That's all I needed

1 to know.

2 MR. BRANDON: Any other discussion?

3 MR. ROGERS: The point I would like to  
4 make, Ben, first I need to disclose that I'm also  
5 serving as counsel for the Industrial Development  
6 Authority, so to the extent there's a conflict, I  
7 want to be sure y'all are aware of that. The other  
8 thing, after hearing the discussion tonight, I think  
9 probably it would benefit both the County and the  
10 Industrial Development Authority to include a  
11 provision or a sentence in this agreement to say  
12 that the property that's going to be purchased with  
13 the S.P.L.O.S.T money would be in the name of the  
14 Industrial Development Authority and that is -- that  
15 provision is in the original intergovernmental  
16 agreement establishing the S.P.L.O.S.T this past  
17 time that we had with the County, Water Authority,  
18 Industrial Development Authority and City of  
19 Trenton, but because this is really on top of that,  
20 I think both parties would benefit really if that  
21 were clarified and I would suggest that if you all  
22 are voting to adopt this tonight, that you make that  
23 understanding, that that additional provision be  
24 included.

25 MR. BRANDON: Any other discussion?

1 Let me throw out my feelings on this. I don't have  
2 a really hard objection to doing this. I have -- my  
3 problem is in the -- I don't think we've researched  
4 it enough and Peter says that we need to move  
5 quickly and I wouldn't challenge that at all, but  
6 for instance, we have not -- he says they've not  
7 asked the City of Trenton if they can give anything.  
8 We don't know that. Maybe they can or can't, but we  
9 haven't asked them yet. We haven't asked the  
10 utility providers whether they can do some of this  
11 infrastructure, putting in sewer lines and water  
12 lines and those kinds of things for free instead of  
13 us having to pay for it. The County could do a lot  
14 of the road work, if not all of the work road.  
15 Right now we don't even have a site plan, which is  
16 on its way, Peter tells me. You're going to have to  
17 have that.

18 But the bottom line is before we do  
19 something like this, once again, we are sitting up  
20 here tonight getting ready to vote on something that  
21 is contrary to what people thought they voted for  
22 when they voted for S.P.L.O.S.T and when we decide  
23 to change what people voted on, we ought to  
24 deliberate a little more thoroughly than in one  
25 commission meeting before we've answered all these

1 other questions and that's the problem I have. I  
2 don't have any problem with the industrial  
3 development. We've been doing this for a very long  
4 time. It's something we need. It is well  
5 worthwhile. It will be a big advantage to the  
6 County, but we need to do a little more research on  
7 it before we vote to change what people voted on or  
8 what they thought they were approving when they  
9 voted for the S.P.L.O.S.T. That's the only issue I  
10 have. Any other discussion?

11 MR. LOWERY: There is a sense of  
12 urgency though, correct, Peter? There's a sense of  
13 urgency. I asked you about 30 days.

14 MR. CERVELLI: Yeah, there is a sense  
15 of urgency. You know, there's lot of parallel  
16 things we have to do. We're not going to answer  
17 them all sequentially or immediately and Ben is  
18 right. All those things have to occur, but I don't  
19 think that negates the need for this money at all.  
20 One thing that certainly I'm committed to when we  
21 put this agreement together, we're not going to  
22 spend any money we don't have to spend and if we  
23 don't need it, we won't take it and that's the  
24 commitment I make and the rest of the board members  
25 make as well. We're not saying give it to us no

1 matter what. If we need it, it says in the  
2 agreement that we show a just requirement that we  
3 need this money, then we'll ask for it and we'll  
4 spend it. We just need the flexibility to be able  
5 to spend money to purchase land and make some  
6 infrastructure. I agree we will try and get  
7 anything free that we can get. We will do that.

8 MR. BRANDON: We've even talked --  
9 Peter and I started talking about this six weeks ago  
10 probably about doing a public/private partnership on  
11 this because the bottom line is we don't care who  
12 sells the property that somebody builds a factory on  
13 in our Industrial Park. We don't care as long as  
14 somebody does it and if it will help them move the  
15 process along by the Industrial Development  
16 Authority owning the property, then that's fine.  
17 But there are multiple ways to achieve this goal and  
18 I would like a little more time to think it over or  
19 research it, but I have a motion and a second. I'll  
20 call the roll. Mr. Lowery?

21 MR. LOWERY: Yes.

22 MR. BRANDON: Mr. Pittman?

23 MR. PITTMAN: Yes.

24 MR. BRANDON: Mr. Young?

25 MR. YOUNG: Yes.



1 MR. BRANDON: Ms. Moore?

2 MS. MOORE: Yes.

3 MR. BRANDON: And the chair votes no.

4 The motion passes. We're up to citizen  
5 participation. Is there anyone who would like to  
6 address their fellow citizens? I see the hand of  
7 Mr. Black.

8 MR. BLACK: Sitting through the meeting  
9 tonight, I kept hearing words getting ready, growth,  
10 infrastructure, chance of a generation. We have  
11 experienced some problems tonight that is associated  
12 with uncontrolled growth. One of them being a dirt  
13 contractor and a homeowner. The other is lack of  
14 control over unscrupulous people. I'm not saying  
15 dirt contractors are unscrupulous. Don't get me  
16 wrong. But what I'm telling you is this, if we are  
17 going to prepare for the future for people coming in  
18 and building, then we need to protect the people who  
19 are coming in. We do not do this.

20 I think it's been pointed out on  
21 several occasions that if a contractor in this  
22 county, even though he is insured and bonded, if he  
23 goes and builds a house or a home and something  
24 happens, the homeowner is totally liable. Why?  
25 Because the insurance company will not pay. Why



1 will they not pay, we are not operating under what  
2 used to be the Southern Building Code, which is now  
3 the International Building Code and what I am saying  
4 to you is that if we don't look at the growth  
5 potential here and protecting the people that's  
6 moving in here, we're going to experience some of  
7 the same problems that Catoosa County is now trying  
8 to correct and this -- there was a group of people  
9 that tried to tell them 20 years ago what was going  
10 to happen and they buried their head in the sand and  
11 now they're trying to go back and retrofit a land  
12 use plan, retrofit a zoning -- well, not zoning.  
13 They're trying to retrofit a building code. They're  
14 trying to retrofit everything.

15 We have the opportunity here to do it  
16 and do it right. Any plans that we put in needs to  
17 be flexible. They need to use common sense and we  
18 need to be the issuing authority, which we are now.  
19 And the issuing authority is going to have to work  
20 with the homeowner. They need to work with the  
21 contractors. And, folks, I'm telling you if we  
22 don't do something, if we don't look at some  
23 particular basic inspection. One is electrical.  
24 The other is plumbing and the other is framing of  
25 houses that's going to be built, then we are

1 shorting the people that we are supposed to be  
2 protecting. Protecting the environment should be  
3 very much on our minds, but that protection of  
4 environment has to have a certain amount of  
5 flexibility and whenever problems like this arise,  
6 we need to learn from them, but we need to try to  
7 not make them in the first place.

8           And this is all new to us and being a  
9 part of the agricultural community, I have looked at  
10 it from many, many standpoints. And if you lose all  
11 your control over your natural resources, there's  
12 nothing left. So that's why it's important that we  
13 look at making everybody aware of who's responsible  
14 for what and I think that you asked Robin to do that  
15 and I don't know of any dirt contractor or any  
16 contractor that we have in this county who would  
17 object to knowing exactly what they can do and what  
18 they can't do. And hopefully this is going to be  
19 developed over a period of time and it needs to be a  
20 development, a joint development, not just from  
21 Robin's standpoint, but it needs to be a joint  
22 development where dirt contractors and housing  
23 authority people and house builders sit down and  
24 work out a workable plan so everybody knows what's  
25 going on and if we don't do that, we're going to

1 really be in a mess. That's all. I'll get off my  
2 soap box now.

3 MR. BRANDON: Thank you. Yes, sir.  
4 The chair recognizes Mr. Terrell Gossett from New  
5 Home.

6 MR. GOSSETT: I sat and listened to the  
7 discussion up here a while ago, what I could hear.  
8 You know, some of you guys need to talk in your mics  
9 a little better because us older people, we can't  
10 hear too good.

11 But anyhow, we're sitting here  
12 discussing that we're going to buy this property and  
13 everything. You know, the taxpayers can only do so  
14 much. I think what we need to do, folks, is talk to  
15 those landowners and see if they won't be willing to  
16 protect that and obligate that property to those  
17 people instead of us having to go buy everything and  
18 it's just -- that's a lot of money to not know  
19 what's going to become of it and, you know, whether  
20 it's going to work or not. We're working an iffy  
21 instead of a set thing. I know this fellow over  
22 here, he's done his homework it looks like, but he's  
23 got no guarantees to offer you folks here tonight.  
24 Nothing. All he's got is -- he hopes that this will  
25 come true and I do, too, but I don't think we need

1 to start tying up this kind of money and obligation  
2 on money that we voted for other projects and stuff.  
3 I think we need to take another look at this  
4 situation. Thank you.

5 MR. BRANDON: Thank you. Anyone else?  
6 Seeing no other hands, we have an executive session  
7 scheduled. To go into executive session for a  
8 personnel matter, we have to vote on that. Is there  
9 a motion that we do so?

10 MR. LOWERY: I make a motion we go into  
11 executive session.

12 MR. BRANDON: I have a motion. Is  
13 there a second?

14 MR. PITTMAN: I'll second that.

15 MR. BRANDON: I have a motion and a  
16 second. I'll call the roll. Mr. Young?

17 MR. YOUNG: Yes.

18 MR. BRANDON: Ms. Moore?

19 MS. MOORE: Yes.

20 MR. BRANDON: Mr. Pittman?

21 MR. PITTMAN: Yes.

22 MR. BRANDON: Mr. Lowery?

23 MR. LOWERY: Yes.

24 MR. BRANDON: We stand adjourned for  
25 hopefully not very long.

1 (Thereupon, the Commissioners  
2 retired to Executive Session.)

3 MR. BRANDON: Okay. We weren't gone  
4 all that long. Okay. To return from executive  
5 session, we'll need a vote. Is there a motion to  
6 return from executive session.

7 MR. LOWERY: I make that motion.

8 MR. BRANDON: I have a motion. Is  
9 there a second?

10 MR. PITTMAN: Second.

11 MR. BRANDON: I have a motion and a  
12 second. I'll call the roll. Mr. Young?

13 MR. YOUNG: Yes.

14 MR. BRANDON: Ms. Moore?

15 MS. MOORE: Yes.

16 MR. BRANDON: Mr. Pittman?

17 MR. PITTMAN: Yes.

18 MR. BRANDON: Mr. Lowery?

19 MR. LOWERY: Yes.

20 MR. BRANDON: We stand reconvened and  
21 there being no further business before the Dade  
22 County Commission, we stand adjourned. Thank you.

23  
24 END OF MEETING  
25

## REPORTER'S CERTIFICATE

STATE OF TENNESSEE     )  
                                      )  
COUNTY OF HAMILTON    )

I, Erin M. Flatt, Court Reporter and  
Notary Public, in and for Hamilton County and the  
State of Tennessee at Large, do hereby certify that  
I reported in machine shorthand the proceedings had  
in the above-styled cause on the 4th day of  
September, 2008;

That the said proceedings were  
reduced to typewriting under my personal supervision;  
and that the foregoing is a transcript of said  
proceedings.

This the 28th day of September 2008.

Erin M. Flatt  
Erin M. Flatt, Notary Public  
in and for the State of  
Tennessee at Large.  
My commission expires  
November 7, 2010.

